

# Horton & Storey



Crothorne Road, Shirley,

Offers Over £359,950

# Property Features

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- TUDOR GRANGE ACADEMY CATCHMENT
- Three Large Bedrooms
- Extended Kitchen
- Guest WC
- Utility Room
- Garage
- Charming Private Rear Garden

## Full Description

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### LOCAL AREA

Cropthorne Road is a very popular road in Shirley not only because it is set in the Tudor Grange Academy Catchment Area but also because it is central to all shops being a short walk to Shirley High Street and close to all amenities. It is a short drive to major transport links such as the M42. It has quick access to Shirley and Solihull Train Station via car and close to bus links.

### APPROACH

Via the drive way for several cars leading to the front door.

### GROUND FLOOR

#### ENTRANCE HALL

A spacious entrance to the property have a built in storage cupboard, central heating radiator, stairs to the first floor landing and doors to the ground floor accommodation.

#### DINING ROOM 10' 6" x 16' 0" (3.21m x 4.89m)

Situated at the front of the property having a double glazed bay window to the front elevation, central heating radiator and wood parquet flooring.

#### EXTENDED LOUNGE 11' 6" x 19' 10" (3.52m x 6.07m)

This large lounge has been extended and it is perfect for families. It has a double glazed window to the rear elevation, a patio door to the rear elevation leading onto the patio, a gas fire with a feature fireplace and a central heating radiator.



**EXTENDED KITCHEN 8' 2" x 16' 1" (2.5m x 4.91m)**

The kitchen has also been extended and briefly comprises of a range of wall and floor base units, an inset sink with mixer tap, an integrated electric hob with oven, an integrated fridge, tiled flooring and a double glazed window to the rear elevation overlooking the private rear garden. There is a door to the side elevation leading to the utility room and a door leading to the guest wc.



**GUEST WC**

Comprising of a toilet, extractor fan and built in storage.

**UTILITY ROOM 5' 2" x 19' 8" (1.6m x 6.0m)**

A very convenient room that benefits from a range of wall and floor base units, a sink with mixer tap, plumbing for a washing machine and a wall mounted central heating boiler. There is a window and a door to the rear elevation leading to the garden and an inner door leading to the garage.



**FIRST FLOOR**

**LANDING**

A bright, airy landing with a double glazed window to the side elevation, built in storage cupboard and doors leading to the first floor accommodation.

**BEDROOM ONE 11' 8" x 12' 11" (3.56m x 3.94m)**

Situated at the rear of the property with a range of fitted wardrobes, a double glazed window to the rear elevation over looking the rear garden and a central heating radiator.



**BEDROOM TWO 10' 5" x 15' 8" (3.2m x 4.8m)**

Situated at the front of the property with a range of fitted wardrobes, a double glazed bay window to the front elevation and a central heating radiator.

**BEDROOM THREE 7' 2" x 8' 4" (2.2m x 2.56m)**

A larger than average third bedroom currently housing a double bed with a double glazed window to the front elevation and a central heating radiator.



## FAMILY BATHROOM

The suite comprises of a corner bath, shower cubicle, sink with storage cupboard, wc, and a central heating radiator. There is tiling to splash prone areas and two obscure double glazed windows.

## OUTSIDE

### PRIVATE REAR GARDEN

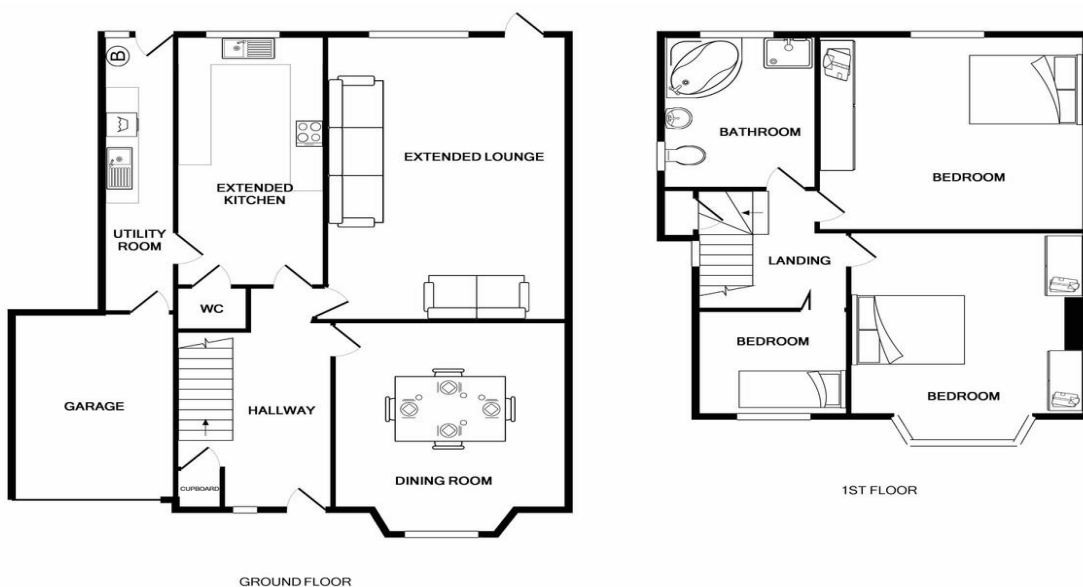
This large garden has been well maintained by the current owner over the years, consisting of a large patio area leading down to the long lawn surrounded by mature shrubs and borders. It is the ideal garden, perfect for entertaining and barbecues.

## GARAGE

Ideal for storage with a garage door to the front elevation.

## THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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